

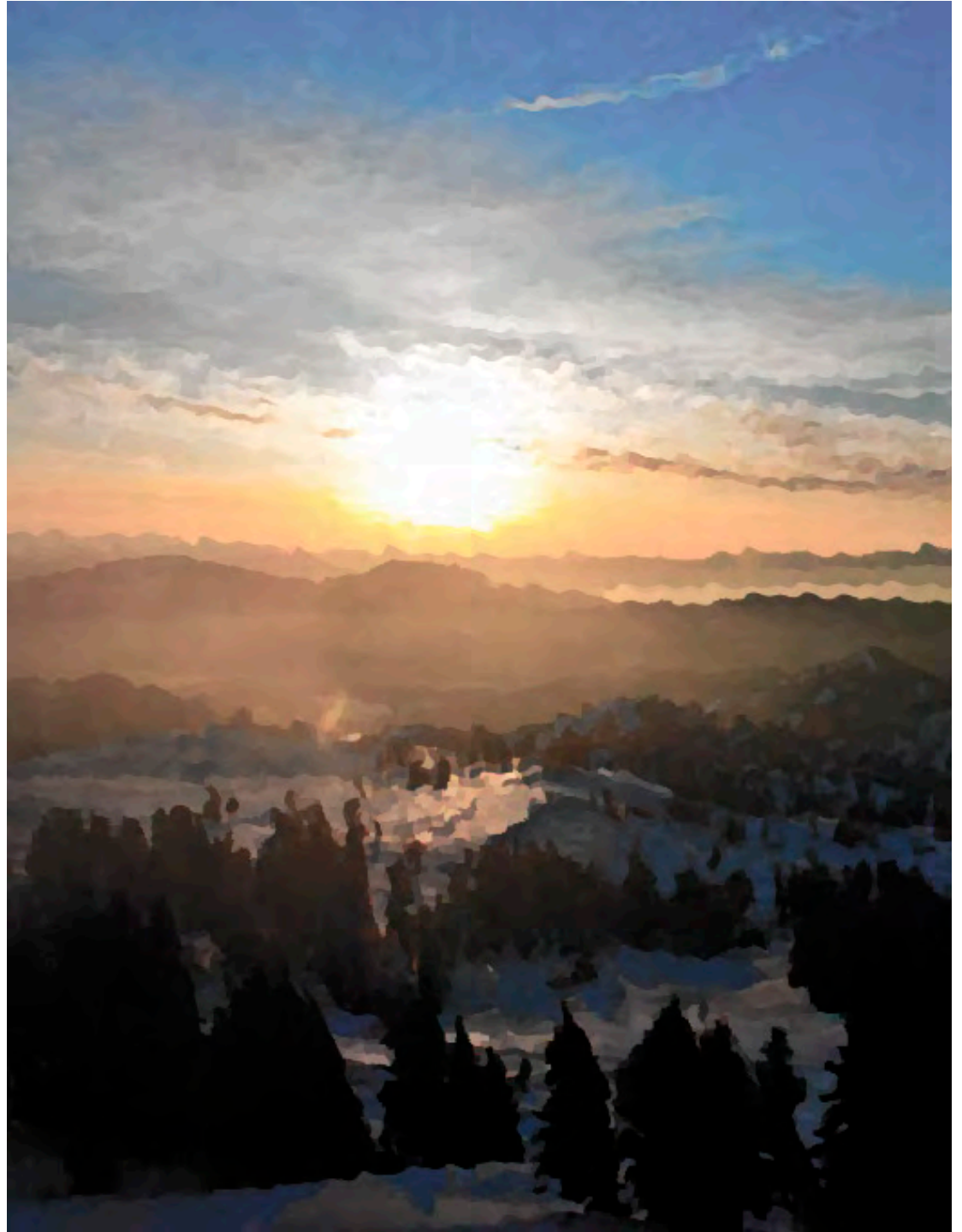


The Village at
Squaw Valley

specific
plan

June 2013

draft



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introduction

1.1 Purpose and Intent

The Village at Squaw Valley Specific Plan (Specific Plan) establishes the guiding approach and land use goals for the comprehensive development and enhancement of approximately 101 acres of the previously developed Squaw Valley Village located at the western end of Squaw Valley. One of the main goals of the Plan is to comprehensively address current standards for environmental quality, sustainability and appropriate development approaches to create a world-class 21st century, recreation-based, all-season mountain resort community.

The Plan Area lies within the Squaw Valley General Plan and Land Use Ordinance area (SVGPLUO). This Specific Plan intends to build upon the goals and policies set out in the SVGPLUO as well as the 1994 Placer County General Plan (General Plan) to provide a coherent road map, Development Standards and an implementation strategy to direct growth within the Plan Area consistent with environmental, physical, social and economic constraints. The purpose of the SVGPLUO is to “ensure that Squaw Valley is developed into a top quality, year-round, destination resort.” The plan is intended to ensure that the area has “the capacity to serve and house the optimum number of tourists, visitors, and residents....without adversely impacting the unique aesthetic and environmental assets of Squaw Valley” (SVGPLUO, page 4). The Specific Plan is intended to implement these General Plan goals by providing for a wide range of accommodations and amenities to serve the winter and summer visitor and resident

populations. The Specific Plan is sensitive to the natural and human environment found within the Valley. Additionally, the Specific Plan is designed to provide a stable and significant source of tax revenue for the County, including transient occupancy tax, sales tax, and property tax.

The Specific Plan amends the SVGPLUO and designates the Plan Area as a Specific Plan Area subject to detailed Standards and Guidelines contained in Appendix B.

1.2 Plan Authority

Placer County is authorized to adopt this Specific Plan following the provisions of Article 8 (Sections 65450 through 65457) of the Title 7 Planning and Land Use Law, California Government Code and Section 17.58.200 of the Placer County Zoning Ordinance. These provisions require that a Specific Plan be consistent with the adopted general plan of the jurisdiction in which the plan is located. All subsequent projects within the Plan Area, including subdivisions and public works projects, shall be consistent with this Specific Plan, the SVGPLUO, and the Placer County General Plan.

1.3 Relationship to Other Documents

This Specific Plan is implemented by Placer County with the supporting documents listed below. These documents are to be used in conjunction with the Specific Plan to ensure full implementation of the intent of the SVGPLUO.

Squaw Valley General Plan and Land Use Ordinance (SVGPLUO)

The SVGPLUO is comprised of the Plan Text, Land Use Ordinance, Plan Map, and the Environmental Impact Report and was adopted to direct growth within the 4,700 acre valley consistent with environmental, physical and economic constraints. The SVGPLUO is the underlying land use regulatory authority for the Specific Plan.

The Standards in this Specific Plan supersede the land use designations, public works standards and other applicable regulations of the SVGPLUO and other applicable County regulations. To the extent that Standards or regulations are not specified in this Specific Plan and do not conflict with the implementation of the Specific Plan, the SVGPLUO or Placer County Zoning Ordinance shall continue to apply. This Specific Plan includes definitions in Appendix A that are intended to supersede the definitions in the SVGPLUO. To the extent this Specific Plan uses terms that are not defined in Appendix A, any applicable definitions in the Land Use Ordinance shall apply.

Ultimately, the SVGPLUO allows for growth that reaches a seasonal peak of an overnight population of 11,000 to 12,000 people, and a maximum skier capacity of 17,500 persons per day within the Valley. The ultimate build-out of this Specific Plan is consistent with this future growth level anticipated in the SVGPLUO.

As outlined in the SVGPLUO, the following guidelines are to be followed in development of areas within Squaw Valley:

- ▶ Both the quality and quantity of development must be planned to conserve, protect, and enhance the aesthetic, ecological and environmental assets of Squaw Valley.
- ▶ Future development in Squaw Valley should occur only where public facilities and services, including transportation, can be efficiently provided.
- ▶ Intense utilization of already disturbed areas shall be promoted and preferred to fringe development or non-contiguous development of previously undisturbed areas.
- ▶ Decisions regarding future development should be based upon sound social, economic, and environmental practices.
- ▶ In planning for the future growth and development of Squaw Valley, an optimum balance of activities and facilities, which recognizes the strengths, weaknesses and inter-

relationships of various segments of the Truckee-Squaw Valley and Tahoe area economies should be encouraged (Page 4, SVGPLUO).

Placer County General Plan

The Placer County General Plan (General Plan) provides the broader guidelines and policy statement that guided the development of the SVGPLUO:

“with the increasing importance of the recreation industry to Placer County, maximum use should be made of its potential consistent with good conservation and development practices” (page 3, SVGPLUO).

With this in mind, this Specific Plan also looks to the General Plan for related goal and policy guidance to provide a Plan that meets the overall guidelines of the SVGPLUO.

Environmental Impact Report

The Specific Plan Environmental Impact Report (EIR) was certified on INSERT DATE and the Specific Plan was adopted on INSERT DATE. The EIR provides a programmatic assessment of the environmental impacts that would result from development under the Specific Plan. A project-specific analysis is also provided for the first phase of development.

Section 65457(a) of the Government Code and Section 15182(a) of



Figure 1.1–Regional Context



Figure 1.2–Site Context

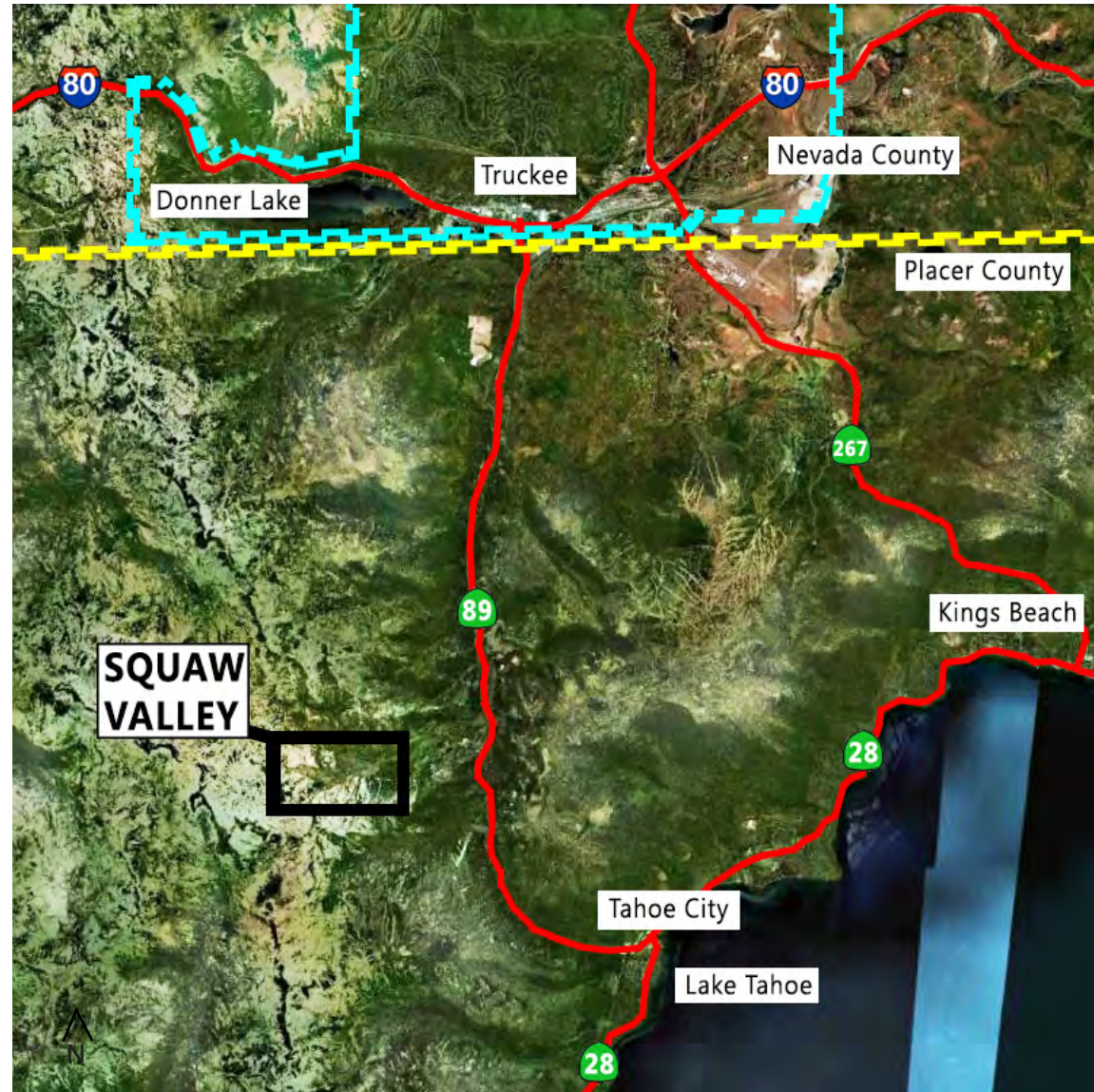


Figure 1.3–North Tahoe Context

the State California Environmental Quality Act Guidelines provide that no EIR nor negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. Additional CEQA review may be required for subsequent phases of the Specific plan that are non-residential projects and/or that are not consistent with the plan as described and analyzed in the Program EIR.

1.4 Project Location and Context

The Plan Area is an approximately 101 acre site located at the west end of Squaw Valley (see Figure 1.1 – Regional Context, Figure 1.2 – Site Context and Figure 1.3 – North Tahoe Context). The area is generally bounded by Squaw Valley Road on the north, ski lifts and related ski operations on the south, lodging, single family homes and undisturbed areas to the west, and the meadow and golf course to the east. Access to the Plan Area is provided by Squaw Valley Road. Three bridges connect Squaw Valley Road to internal private roads and parking areas. (See Figure 1.4 – Existing Conditions).

1.5 Project Background

1.5.1 History

Development in Squaw Valley originally began in the 1940's when Wayne Poulsen, a former ski racer, acquired approximately 2,000 acres in Olympic Valley from the Southern Pacific Railroad. He then partnered with Alex Cushing to create a ski resort fashioned after European ski resorts. After a disagreement over the future of the resort, Alex Cushing ended up controlling the resort and successfully brought the 1960 Winter Olympics to Squaw Valley.

The Olympics greatly accelerated the development of Squaw Valley. They were the first to be televised live and attracted millions of viewers which provided a significant boost to the visibility of American skiing as well as the California Sierra Nevada snow belt.

Interest in all forms of winter sports continued to grow in northern California after the Olympics. Over the years, Squaw Valley has developed a variety of on-mountain winter and summer recreational facilities as well as conference, residential, and commercial uses.

1.5.2 Existing Conditions

The Plan Area encompasses land historically used for visitor and resident resort facilities including skier services, parking, lodging and commercial uses. The Plan Area is located primarily on lands that have previously been either developed or disturbed. The area is served by Squaw Valley Road, the main road into the Valley, which connects to State Route 89 approximately 2 miles to the east. The largest portion of the Plan Area is currently a series of day skier parking lots. Other existing buildings and improvements within the Plan Area include recreational facilities, ski lifts, lodging, skier services, residential and maintenance facilities (See Figure 1.4 – Existing Conditions).

Squaw Creek runs west to east through the Plan Area in an engineered channel before flowing into the meadow area to the east of the Plan Area. Most of the existing trees within the Plan Area are located along the westernmost portion of Squaw Creek. The remaining trees are scattered throughout the Plan

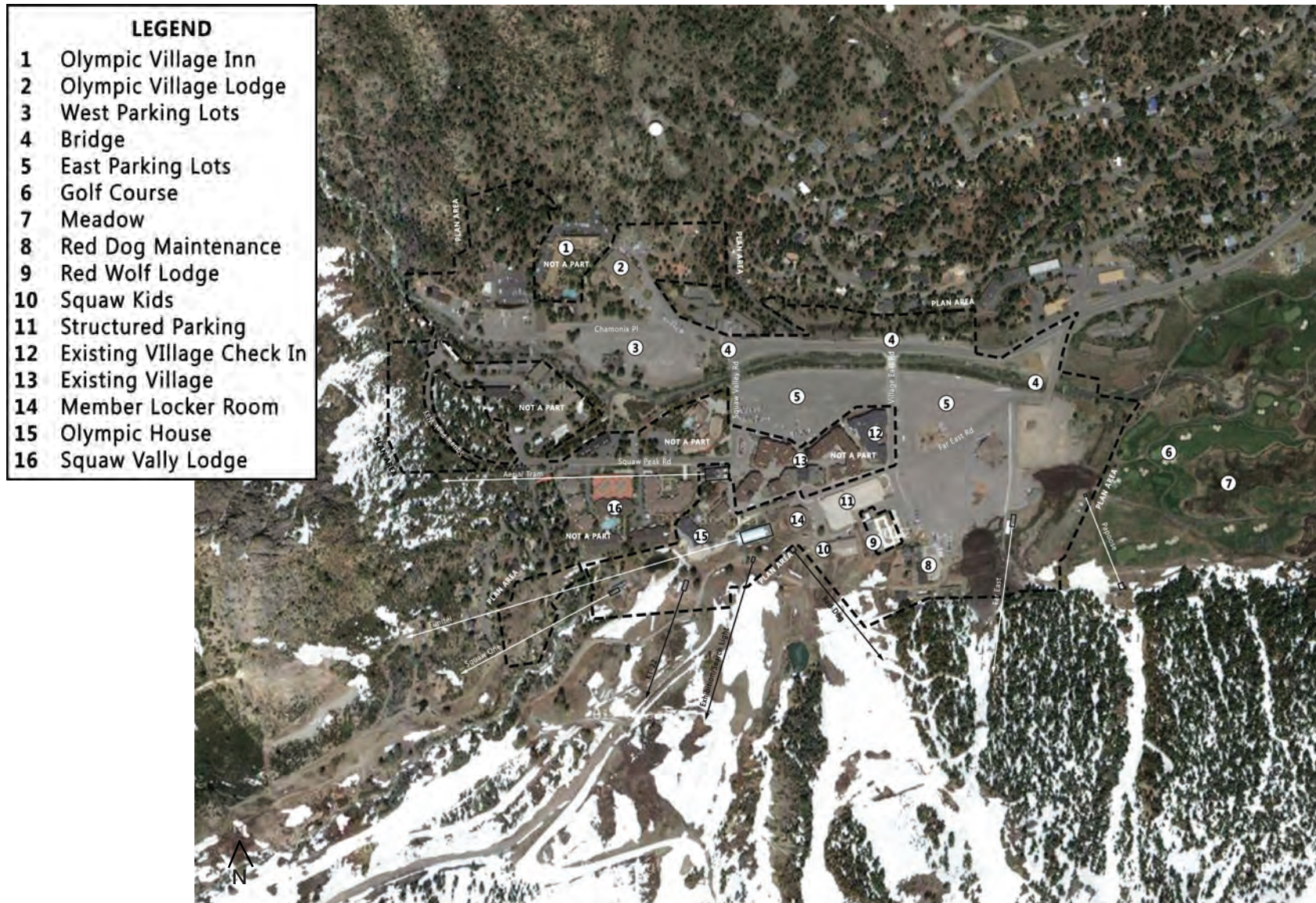


Figure 1.4–Existing Conditions



Figure 1.5–Slope Analysis

Area and on the outward edges as the developed portions of the site transition to surrounding forested areas.

The topography of the Plan Area is a gently sloping plain that generally tilts from west to east while also draining into Squaw Creek. There is approximately 70 feet of elevation change from the highest to the lowest point on the site. The Plan Area is generally bounded by steep slopes which rise about 2,000 feet to the north and south and almost 3,000 feet to the west. (See Figure 1.5 – Slope Analysis).

1.5.3 Current Ownership

The Plan Area consists of all or part of 22 parcels, 21 of which are entirely owned or controlled by Squaw Valley Real Estate, LLC and Squaw Valley Resort, LLC. (See Figure 1.6 – Ownership Plan and Appendix D for existing Assessor Parcel information).

1.5.4 Existing Land Use / Zoning

The zoning for these parcels currently includes Village Commercial, Heavy Commercial, High Density Residential, Forest Recreation, Conservation Preservation and Low Density Residential, as shown on Table 1.1- Existing Land Use/Zoning and Figure 1.7 – Existing Land Use/Zoning.

1.6 Specific Plan Organization

1.6.1 Chapter Structure and Format

Generally, each of the Specific Plan chapters begins with a chapter overview or land use concept discussion followed by project background information and references to other related documents pertinent to the chapter. Each chapter includes the Goals and Policies intended to meet the Specific Plan's overall goals described in Chapter 2.2. The following definitions describe the nature of the statements of Goals, Policies, and Development Standards and the format in which these are used in this Specific Plan.

Goals - Are overarching statements describing the objectives of the Specific Plan written in a way that is general in nature and not measurable. Goals are provided at the beginning of each chapter.

Policies - Are specific statements that provide guidance and/or make a commitment to an action intended to further achievement of the applicable goal(s). Policies are identified by two letters and a number, such as "LU-1." Policies are for the most part located within subsections of chapters. For example, the Open Space goals address the provision of services and utilities generally and appear at the beginning of that chapter. Policies for each type of utility or service, such as water or fire protection, then appear within the applicable subsection.

Development Standards - Are specific and sometimes quantified regulation used to guide development under the Specific Plan to achieve the goals and policies of the plan. Development standards will supersede or supplement the SVGPLUO and Placer County Zoning Ordinance as noted herein. Development Standards are provided in Appendix B.

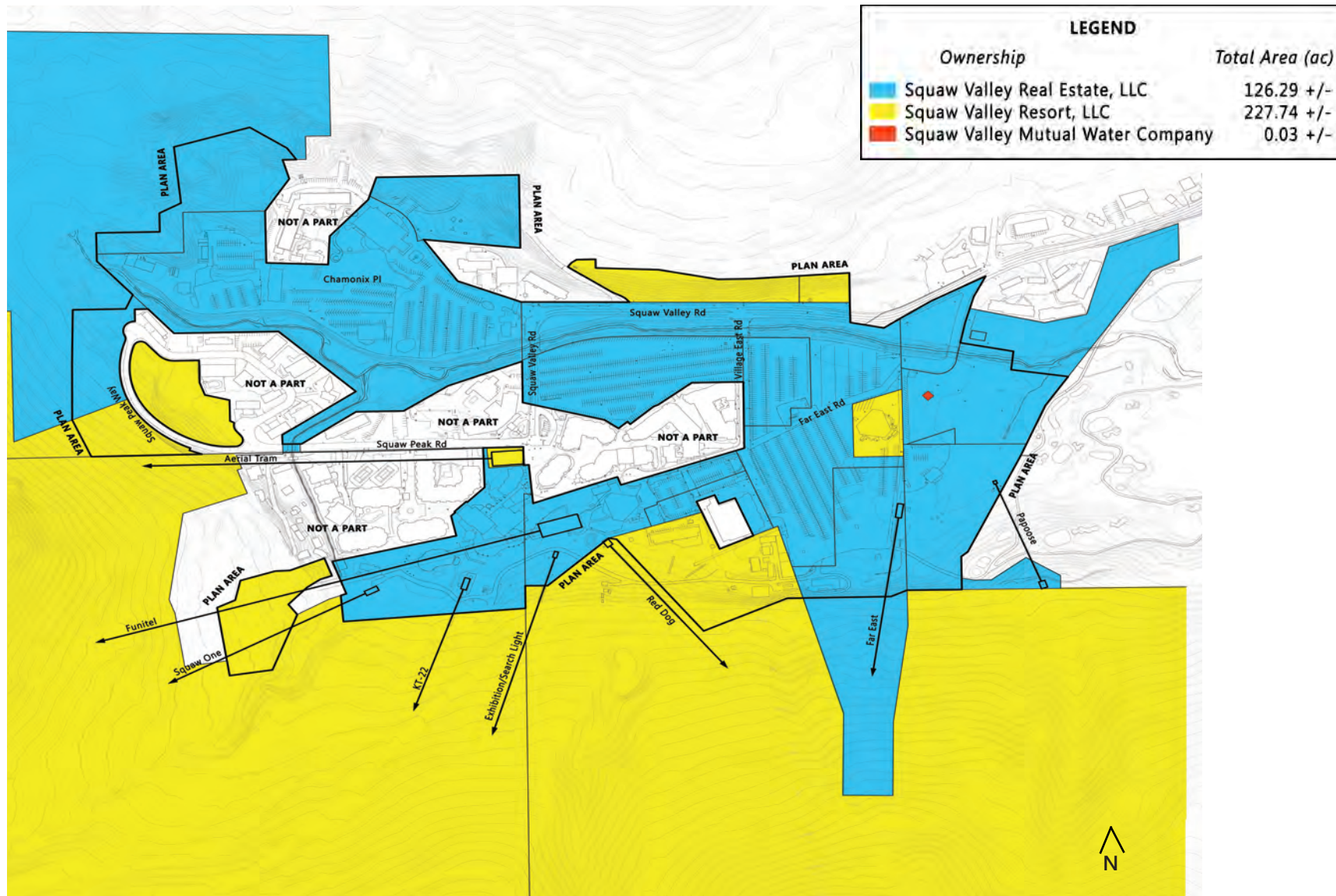


Figure 1.6– Ownership Plan








Land Use / Zoning Designation			Area (ac)	Allowed Units ¹	Allowed Units + Density bonus ²	Allowed Bedrooms	Allowed Bedrooms + Density bonus ²
	LDR-10	Low Density Residential	1.5	6	6	15	15
	HDR-10	High Density Residential	2.1	8	8	21	21
	HDR-25	High Density Residential	6.8	68	68	170	170
	HC	Heavy Commercial	2.6	--	--	--	--
	VC	Village Commercial	61.3	1,226	1,533	3,065	
Subtotal			74.3	1,308	1,615	3,271	
	FR	Forest Recreation	19.1	--	--	--	--
	CP	Conservation Preserve	8.1	--	--	--	--
Subtotal			27.2	--	--	--	--
Total			101.5	1,308 units¹	1,615 units¹	4,089 bed-rooms¹	units¹

Table 1.1–Existing Land Use/Zoning

Footnotes: (1) The assumed conversion rate from bedrooms to units 2.5 bedrooms/unit which is the average rate yielded from the mix of products shown on Figure 2.1 - Illustrative Concept Plan. (2) Density Bonus reflects a 25% credit applied to Village Commercial for additional structured parking

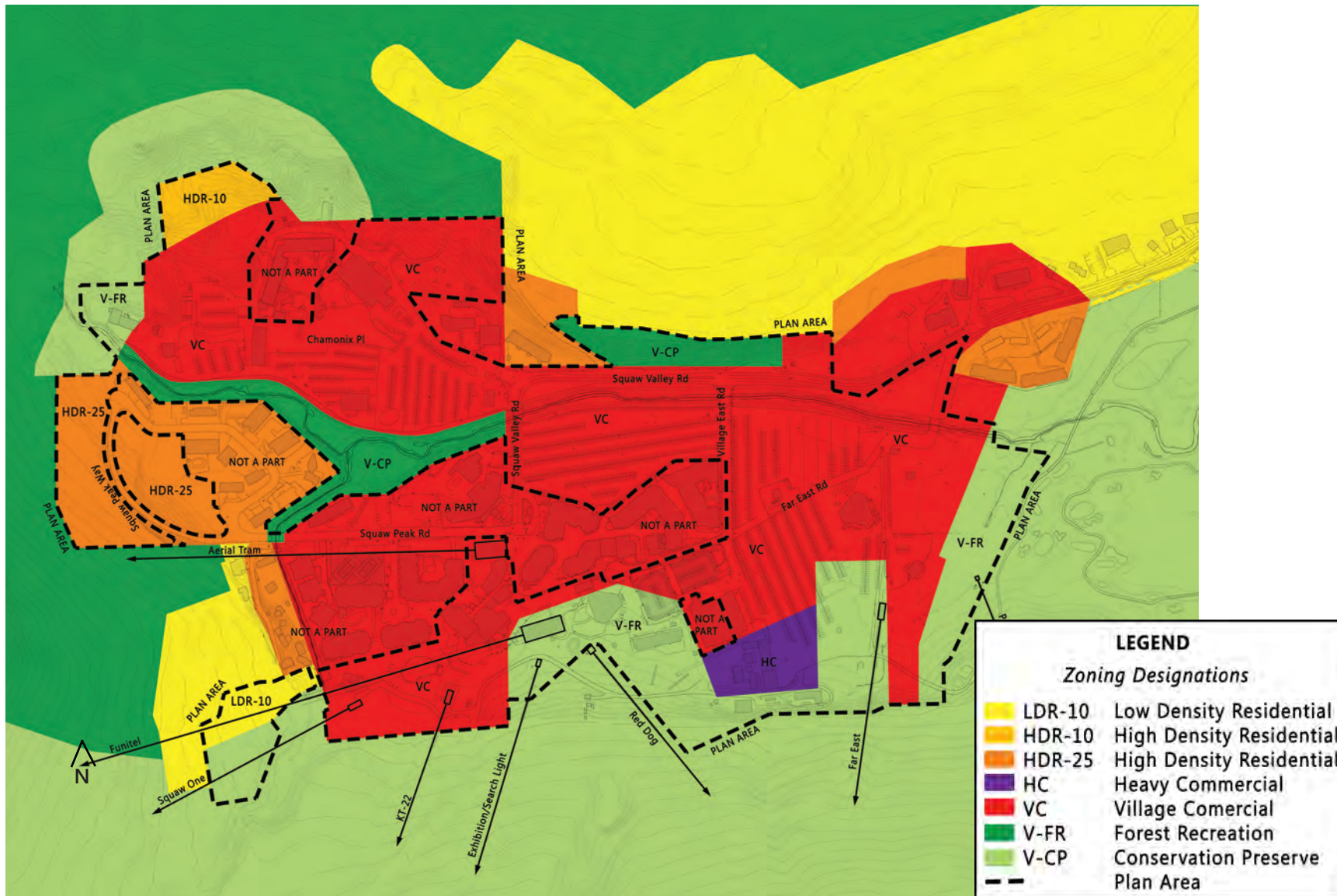


Figure 1.7–Existing Land Use/Zoning

Footnotes: (1) Assumed conversion rate from rooms to units is 2.5 rooms/unit. (2) Density bonus reflects a 25% credit applied to Village Commercial for additional structured parking.

1.6.2 Specific Plan Contents

The Squaw Valley Specific Plan ultimately guides growth and development within the Plan Area. Detailed goals, policies, standards and concepts are provided to ensure that all projects within the Plan Area are consistent with the unifying vision of the Specific Plan. This Specific Plan is organized into eight chapters and related appendices as listed below:

- ▶ Chapter 1 - Introduction - Presents the purpose and intent of the Specific Plan, lists the necessary entitlements and approvals, summarizes the regulatory framework, and summarizes the context, history and physical characteristics of the area.
- ▶ Chapter 2 - Vision and Plan - Presents the overall structure of the Plan, the vision, project objectives, and the concepts and policies related to land use, open space, resource protection, circulation, and public services.
- ▶ Chapter 3 - Land Use - Presents the land use framework and concepts and policies for development and conservation.
- ▶ Chapter 4 - Open Space - Presents the open space framework and concepts and policies for the pedestrian network, landscape corridors, and the Squaw Creek corridor.
- ▶ Chapter 5 - Circulation and Parking - Presents the circulation network and concepts and policies related to vehicular circulation, parking, public transit, and pedestrian and bicycle circulation.
- ▶ Chapter 6 - Public Services and Utilities - Presents the services and utilities needed to support development of the Plan Area.
- ▶ Chapter 7 -Resource Management - This section identifies the environmental resources in the Plan Area and outlines sustainable strategies for their conservation, protection and management.
- ▶ Chapter 8- Implementation - This section outlines the implementation measures, details the amendment and modification process, explains the project phasing, and lists the financing methods and applicable fees.
- ▶ Appendices - The Appendices contain documentation to support and supplement the information contained in this document. The following Appendices have been included:
 - A. *Definitions* – Capitalized terms used throughout the document that supplement or replace the definitions in the SVGPLUO.

B. Development Standards and Design Guidelines –

The Development Standards and Design Guidelines (Standards and Guidelines) is the companion document to this Specific Plan to implement the regulatory framework and planning concepts of the Specific Plan. This document includes the development regulations, Guidelines and design review process for all development projects within the Plan Area, including site, infrastructure, landscape, architectural and sign design.

C. Approved Plant List - A list of plants suited to the Plan Area, including trees, shrubs, ground covers and grasses.

D. Existing Assessor Parcels – A detailed list of existing Assessor Parcel Numbers and owners within the Plan Area.

E. Sustainability Index – This index compiles all of the sustainable measures required or recommended for all improvements within the Specific Plan and notes the specific sections as to where detailed information can be found.